

Applicant Submission

This attachment provides the original application submission.



YOUR NEW HOME AWAITS...

The Huhn Lands provide an opportunity to progress with residential development in an active portion of the rapidly developing Belvedere ASP area, leveraging infrastructure investments that have already been made to support its growth. The proposed development will provide a concentration of multifamily housing in a location that will activate nearby open space and 5A network connections, while also significantly increasing density in a designated Transit Station Planning area, providing activity to a multitude of nearby businesses.

The Belvedere ASP area is unique in that it facilitates a key intermunicipal transit connection and is also the closest greenfield development to downtown Calgary.

Future residents of the Huhn Lands will enjoy their connections not only to local shops and services, but will be directly connected to the International Avenue and further west to the core of the city via the MAX Purple BRT Line. Introducing a new node of high-density housing to Belvedere will strengthen existing investment and contribute capital to support development of infrastructure such as the 17th Avenue SE BRT, Memorial Drive Flyover, Highway 1 interchange at Garden Road, and – more locally – the realignment of 84th Street SE.

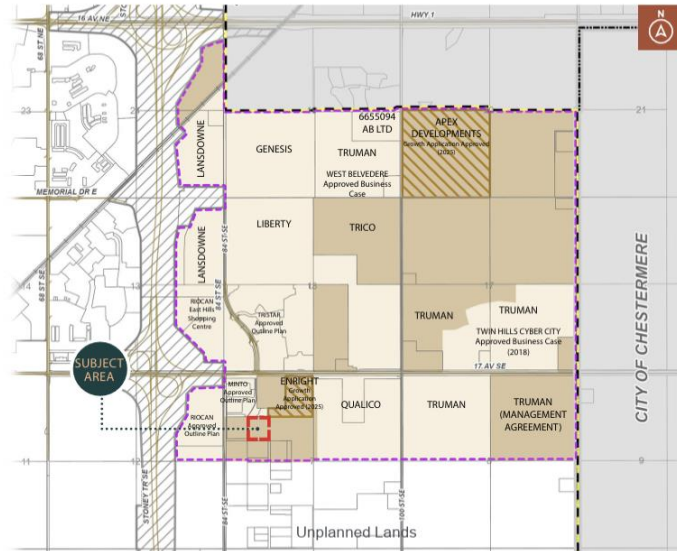
Anticipated Development Timeline:

The landowner is targeting an Outline Plan and Land Use Amendment submission in **Q2 2026**, with the intent of initiating building in 2028.



THE GROWTH CONTEXT

Initial build-out of the Belvedere ASP area has included significant uses to support further residential growth including Fire Station 45 which opened in October 2023, and the East Hills Shopping Centre providing 880,000 square feet of employment-generating uses. Additionally, the area is well-served by transportation infrastructure including the Stoney Trail Ring Road and MAX Purple BRT which currently terminates on 84 Street SE. With three other Growth Applications under consideration as part of the 2024 mid-cycle budget deliberations, including on the adjacent lands, Belvedere is slotted to have more lands made available for growth than any other community, including the majority of new community capital funding.



- Belvedere ASP
- Approved Lands
- Requires Growth Application
- Growth Application Under Review
- Unplanned Lands
- Municipal Boundary

LAND USE CONCEPT PLAN

- 1 Preservation and integration of natural features on site
- 2 Integration with existing residential development north of site
- 3 Extension of mobility infrastructure through site, in general alignment with the Belvedere ASP Growth Concept
- 4 Interim stormwater retention facility that complies with drainage requirements for site and surrounding area.
- 5 Medium density residential opportunities to support existing and planned employment areas and to offer a diversity of housing options to the City.

